
To: Zoning Administrator
Subject: Additional Materials Received

Item No. 2e: Additional Material Received
Zoning Administrator Hearing-November 28, 2012
Poppy Avenue Child Daycare MUP (PA2012-0127)

From: **Mike Jan Franklin** <mikejanfranklin@gmail.com>
Date: Tue, Nov 27, 2012 at 6:02 PM
Subject: 613 Poppy
To: ngardner@newportbeachca.gov
Cc: MikeJan Franklin <mikejanfranklin@gmail.com>

Dear Ms. Gardner,

I am writing you in regard to
613 Poppy Ave
Project File number PA 2012-127
Applicant Kate Martin

Hearing November 28th at 3:30 PM

We live and own at 620 and 620 1/2 Poinsettia Ave. We are out of town but it has come to my attention that at 613 Poppy Kate Martin wants to expand her child care facility to a larger one. She currently is permitted up 8 children and is asking for up 14 children.

Since our garage is on the same alley that the day care is, our concern is the congestion in the alley that will incur with more cars dropping off and picking up the children. That could up to 14 cars at a time. The parents are not going to park their cars on the streets to unload and load their kids. They will continue to use the alley for this purpose. We have enough car traffic as it is on this alley. Saying there is 4 parking places for the residents and daycare is correct to a point. It's 2 condos with 4 cars. There isn't parking for the daycare other then the owners cars. Also the noise levels will increase with more children. I could not and would not live next to or even near this child care facility. The hours 7:30 am to 6:00 pm can not be enforced. I could even guess there will be sleep overs.

What happens to the value of the houses next door or even 2 doors down? Who would buy those houses. I wouldn't. We like to think we have a quiet neighborhood away from the noise of Coast Hwy. That is why we bought where we bought.

This is small business in a residential area that is becoming a major business in a residential area. If you allow this we feel you will be opening pandoras box and other businesses will apply for the same expansions in a residential area.

We strongly oppose this expansion.

Sincerely

Mike and Jan Franklin